



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers in the region of £259,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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Situated within a pleasing cul-de-sac position within this favoured village location, just under four miles from the Shrewsbury town centre, this is a well proportioned and spacious, three double bedroom, detached family home which boasts an attractive lounge, separate dining room, kitchen / breakfast room, driveway and large garage. The village of Hanwood has good local amenities, including the St Thomas and St Anne's C of E Primary School and has easy accessible access to the local by-pass which links up to the M54 motorway network. Viewing is recommended by the selling agent.

Accommodation

Reception hallway, cloakroom, lounge, dining room, kitchen / breakfast room, laundry room, first floor landing, three double bedrooms, bathroom, front and rear gardens, driveway and large garage, upvc double glazing, oil fired central heating, cul-de-sac position. Viewing is recommended.

Upvc double glazed entrance door with upvc double glazed windows to side, gives access to:

Reception Hallway

Having wood effect flooring, telephone point, radiator, under stairs storage cupboard. Door from hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin, vinyl floor covering. Door from reception hallway, door gives access to:

Lounge

13'7 x 12'8 (4.14m x 3.86m)
Having upvc double glazed window to front, tv aerial point, radiator. Square arch from lounge gives access to:

Dining Room

12'9 x 9'11 (3.89m x 3.02m)
Having upvc double glazed window overlooking rear gardens, radiator, service hatch to kitchen.

From reception hallway, door gives access to:

Kitchen / Breakfast Room

16'6 x 8'8 (5.03m x 2.64m)
Comprises a range of eye level and base units with built-in cupboards and drawers, integrated oven with four ring electric hob, fitted worktops with inset stainless steel 1½ sink drainer unit, floor mounted oil fired central heating boiler, radiator, vinyl tiled effect floor covering, upvc double glazed window overlooking rear gardens, breakfast bar, space for American-style fridge freezer. Door from kitchen / breakfast room gives access to:

Laundry Room

7'4 5'3 (2.24m x 1.60m)
Having space for appliances, fitted worktop, upvc double glazed window to rear, upvc double glazed door giving access to side of property, vinyl tiled effect floor covering, service door to garage.

From reception hallway, stairs rise to:

First Floor Landing

Having upvc double glazed window to side, loft access. From first floor landing doors give access to all three bedrooms and bathroom.

Bedroom One

13'0 x 12'9 (3.96m x 3.89m)
Having upvc double glazed window overlooking rear gardens, radiator.

Bedroom Two

13'0 x 8'11 (3.96m x 2.72m)
Having upvc double glazed window overlooking rear gardens, radiator.

Bedroom Three

10'7 x 9'9 (2.72m x 2.97m)
Having upvc double glazed window to front, radiator.

Bathroom

Having a three piece coloured suite, comprising panel bath, pedestal wash hand basin, low flush wc, radiator, wood effect flooring, airing cupboard, upvc double glazed window to front, half tiled to walls.

Outside

To the front of the property there is a lawned garden with paved pathway, giving access to front door. To the side of the garden there is a driveway which gives access to:

Spacious Garage

19'8 x 8'1 (5.99m x 2.46m)
Having up and over door, glazed window, fitted light.

Gated pedestrian side access then leads to:

Rear Garden

Having lawned garden, paved pathway then gives access to low maintenance gravelled section, borders with inset shrubs, low rise brick walling, oil tank. The gardens are enclosed with fencing and mature hedging.

Services

Mains water, electricity, drainage are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

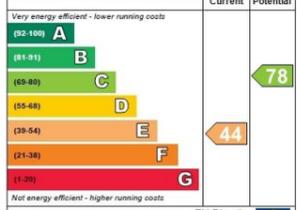
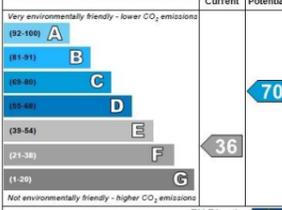
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
	78		70
	44		36
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

FLOOR PLANS

